

SNAPSHOT of HOME Program Performance--As of 09/30/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Clackamas County**

State: **OR**

PJ's Total HOME Allocation Received: **\$16,967,937**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*	
					Group	B
			PJs in State:	6		
Program Progress:						
% of Funds Committed	98.70 %	94.90 %	2	95.51 %	86	82
% of Funds Disbursed	95.40 %	90.97 %	1	87.58 %	90	88
Leveraging Ratio for Rental Activities	6.74	5.24	1	4.86	100	100
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	96.80 %	1	82.17 %	100	100
% of Completed CHDO Disbursements to All CHDO Reservations***	86.71 %	84.79 %	4	71.17 %	80	77
Low-Income Benefit:						
% of 0-50% AMI Renters to All Renters	92.51 %	90.10 %	3	81.54 %	82	77
% of 0-30% AMI Renters to All Renters***	51.87 %	51.54 %	3	45.68 %	64	62
Lease-Up:						
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	99.73 %	1	96.19 %	100	100
Overall Ranking:			In State:	2 / 6	Nationally:	93 92
HOME Cost Per Unit and Number of Completed Units:						
Rental Unit	\$52,471	\$46,939		\$27,510	187 Units	47.30 %
Homebuyer Unit	\$20,676	\$14,287		\$15,239	90 Units	22.80 %
Homeowner-Rehab Unit	\$21,748	\$19,962		\$20,932	118 Units	29.90 %
TBRA Unit	\$0	\$1,515		\$3,121	0 Units	0.00 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Clackamas County OR

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

PJ:

State:*

National:**

Rental

Homebuyer

Homeowner

CHDO Operating Expenses:
(% of allocation)

PJ:

National Avg:

4.0 %

1.2 %

R.S. Means Cost Index: 1.02

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	80.7	82.2	94.1	0.0
Black/African American:	2.1	1.1	0.0	0.0
Asian:	0.0	1.1	0.8	0.0
American Indian/Alaska Native:	0.0	2.2	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	1.1	2.5	0.0

ETHNICITY:

Hispanic	17.1	12.2	2.5	0.0
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HOUSEHOLD SIZE:

1 Person:	67.4	20.0	39.8	0.0
2 Persons:	12.3	22.2	25.4	0.0
3 Persons:	8.6	21.1	14.4	0.0
4 Persons:	2.7	20.0	11.0	0.0
5 Persons:	3.7	10.0	4.2	0.0
6 Persons:	2.1	4.4	3.4	0.0
7 Persons:	1.1	1.1	1.7	0.0
8 or more Persons:	2.1	1.1	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	43.9	15.6	27.1	0.0
Elderly:	20.3	3.3	30.5	0.0
Related/Single Parent:	9.6	30.0	18.6	0.0
Related/Two Parent:	15.0	45.6	22.9	0.0
Other:	11.2	5.6	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	16.6	0.0 [#]
HOME TBRA:	0.0	
Other:	37.4	
No Assistance:	46.0	

of Section 504 Compliant Units / Completed Units Since 2001 52

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Clackamas County State: OR Group Rank: 93
 (Percentile)
 State Rank: 2 / 6 PJs Overall Rank: 92
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.95%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 54.12%	86.71	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	92.51	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.11%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.750	0.73	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

